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**2 Hawthorne Cottage Pett Road, Hastings, TN35 4HA  
Guide Price £360,000 Freehold**

Rush Witt & Wilson are pleased to offer for sale this charming semi detached period cottage, boasting attractive brick and tiled hung elevations beneath a tiled roof. The well presented accommodation comprises sitting room, kitchen, garden room and shower room on the ground floor, and two double bedrooms to the first floor. The garden is a particular feature lying to the right hand side of a shared brick path having being thoughtfully planned and maintained with a variety of young trees and shrubs as well as a cultivated vegetable patch. There is a gated pathway extending to the right of the property leading to a split level courtyard style garden again, thoughtfully planned offering privacy and seclusion. There is a garden store and a timber shed. The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase. The property is situated in the heart of Pett, a popular Sussex village with a range of local amenities, including a tea room, butchers, public house/restaurants and an active community hall, further shopping, sporting and recreational facilities can be found in the ancient Cinque Ports Town of Rye and the coastal historic town of Hastings, each only a short drive away. At nearby Pett Level there is access to miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour. Beautiful undulating countryside surrounds the village, there is a country park at nearby Fairlight, as well as many rural walks.

For further information or to arrange a viewing, please contact our Rye office 01797 224000.







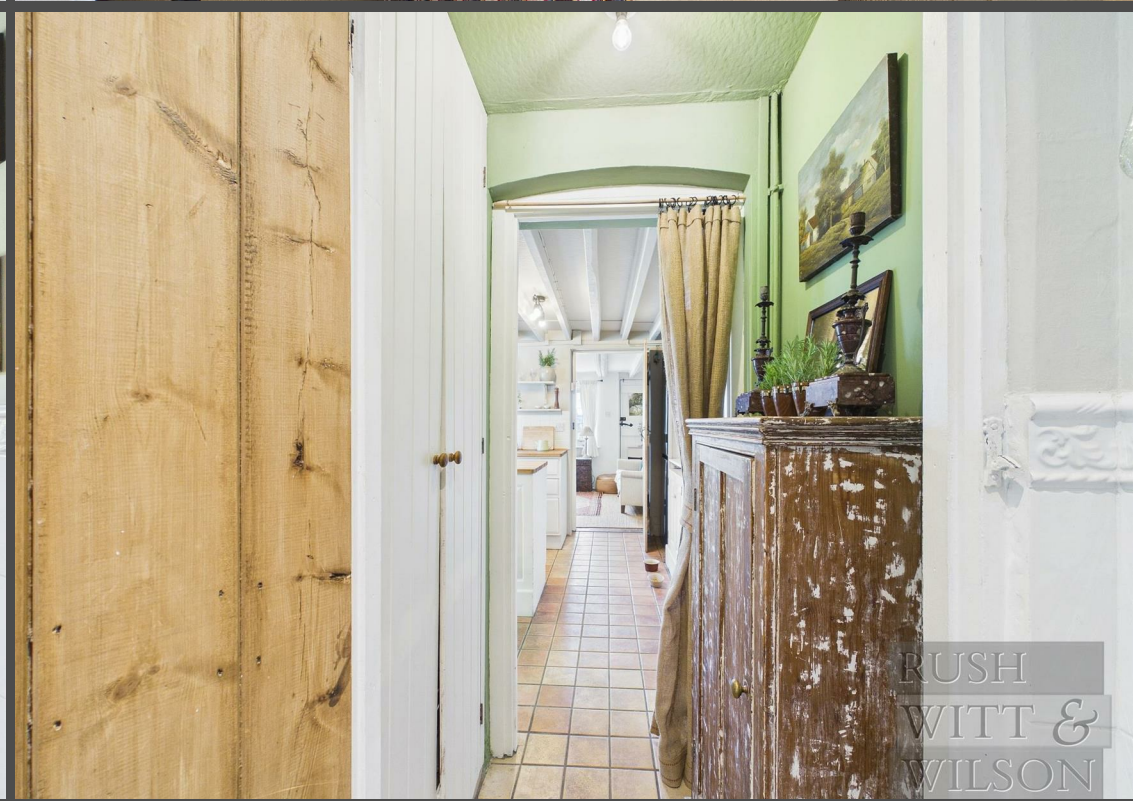
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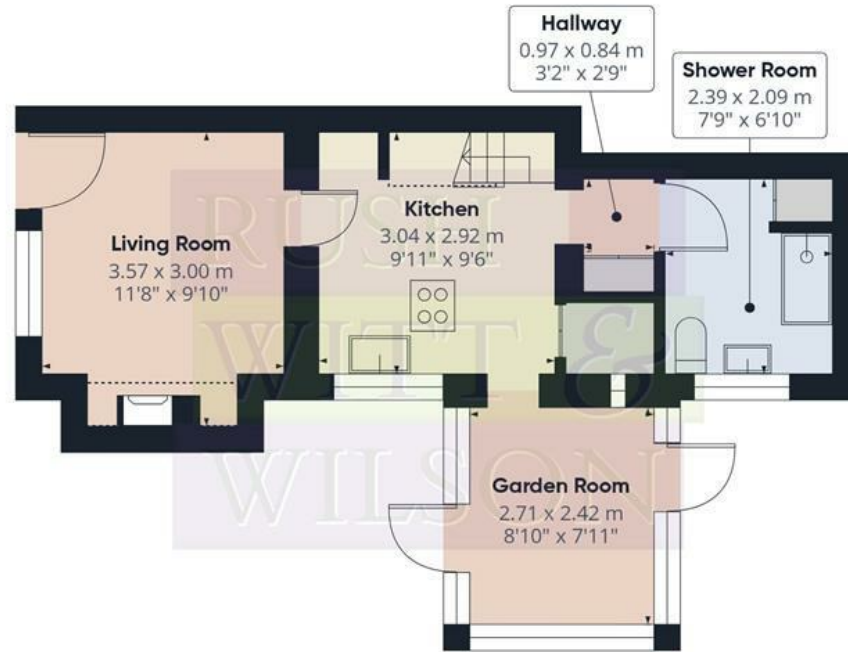
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

50.2 m<sup>2</sup>

540 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

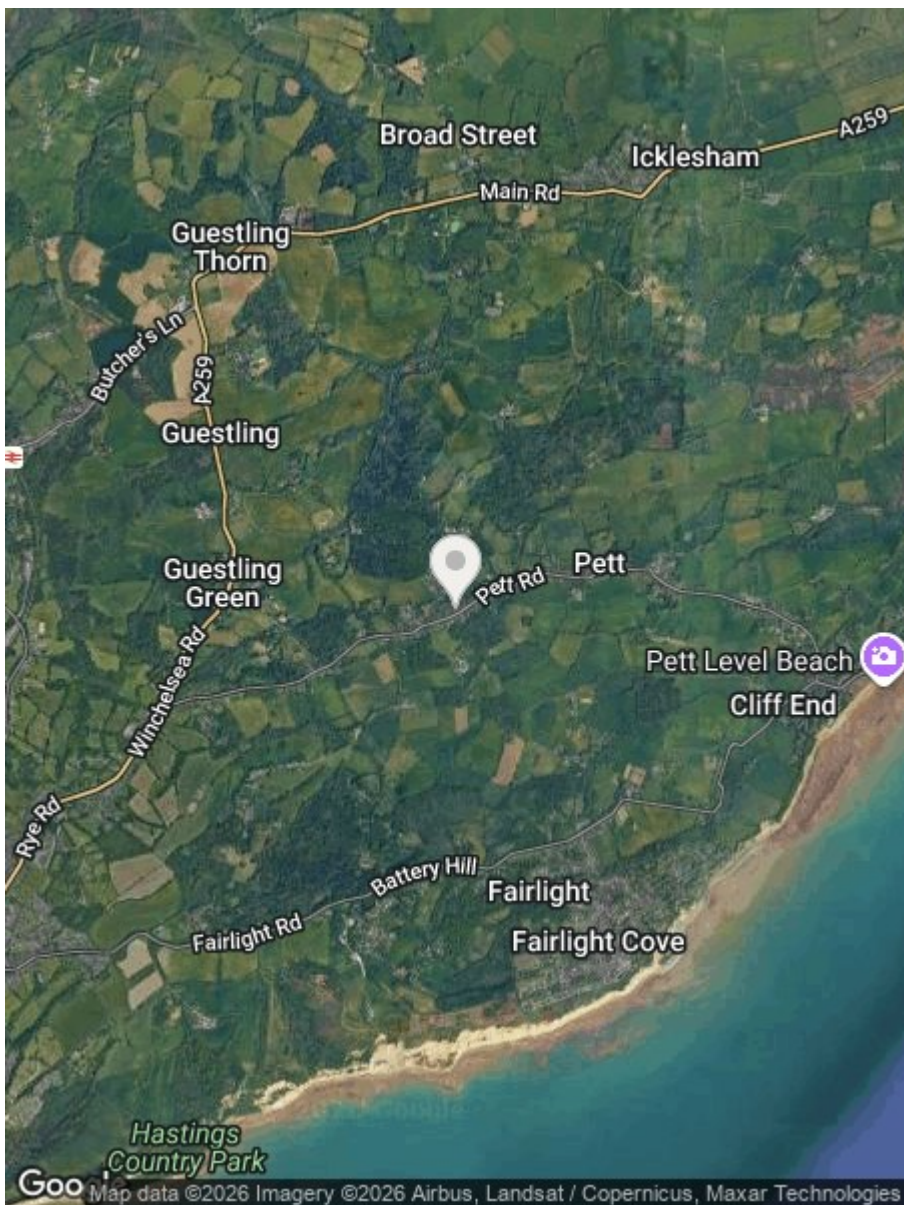
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The property enjoys pedestrian access via a right of way over the property in front, there is then a shared path that leads to the property itself.

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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